



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

29 Whitewood Way, Whittington, Worcester. WR5 2LN

Offers In Region Of £235,000

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A two bedroom semi detached house, situated within this sought after location, offering easy access to local schooling, Worcester City and major transport links, including M5 within 1 mile and Worcestershire Parkway, Worcester Shrub Hill and Worcester Foregate Street Railway Stations all within 3 miles.

Accommodation briefly comprising: Covered Entrance Porch into: Open-plan Sitting Room/Dining Area with feature gas fire and French doors to the rear. Kitchen/Breakfast Room, which is fully integrated including fridge/freezer, washing machine, tumble dryer, gas hob, electric oven and dishwasher, breakfast bar area and storage, further access to the rear. To the first floor: Bedroom 1 to the front elevation which is a good size double, with airing cupboard and Worcester boiler (installed 2021 with full service record), Bedroom 2 to the rear elevation overlooking garden, Bathroom with a white suite, majority tiled walls, tiled flooring and bath with shower over.

Outside: To the front is a driveway, parking, small foregarden and access to the rear with initial bin store area. The rear can also be accessed from the Dining area or Kitchen, onto a small patio and covered seating area. Leading to the rest of the garden (currently with pond in situ) and to the far end a substantial shed/office with power and lighting.

**Sitting Room/Dining Area** - 6.9m x 3.6m (22'7" x 11'9")

**Kitchen/Breakfast Room** - 5.4m x 2.8m max (17'8" x 9'2")

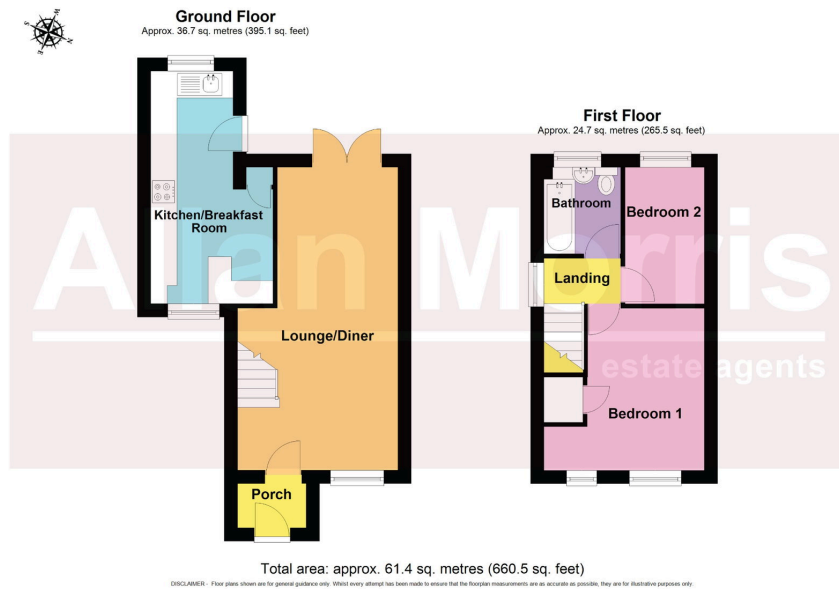
**Bedroom 1** - 3.7m x 3.6m (12'1" x 11'9")

**Bedroom 2** - 3.2m x 1.8m (10'5" x 5'10")

**Bathroom** - 1.9m x 1.7m (6'2" x 5'6")

**Shed/Workshop** - 4.3m x 2.3m (14'1" x 7'6")





- Council Tax Band B
- Bathroom
- Kitchen
- Off road parking
- Rear garden with substantial shed/workshop
- 2 Bedrooms
- Good size Sitting Room/ Dining Area
- 2 bedroom semi detached house



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	